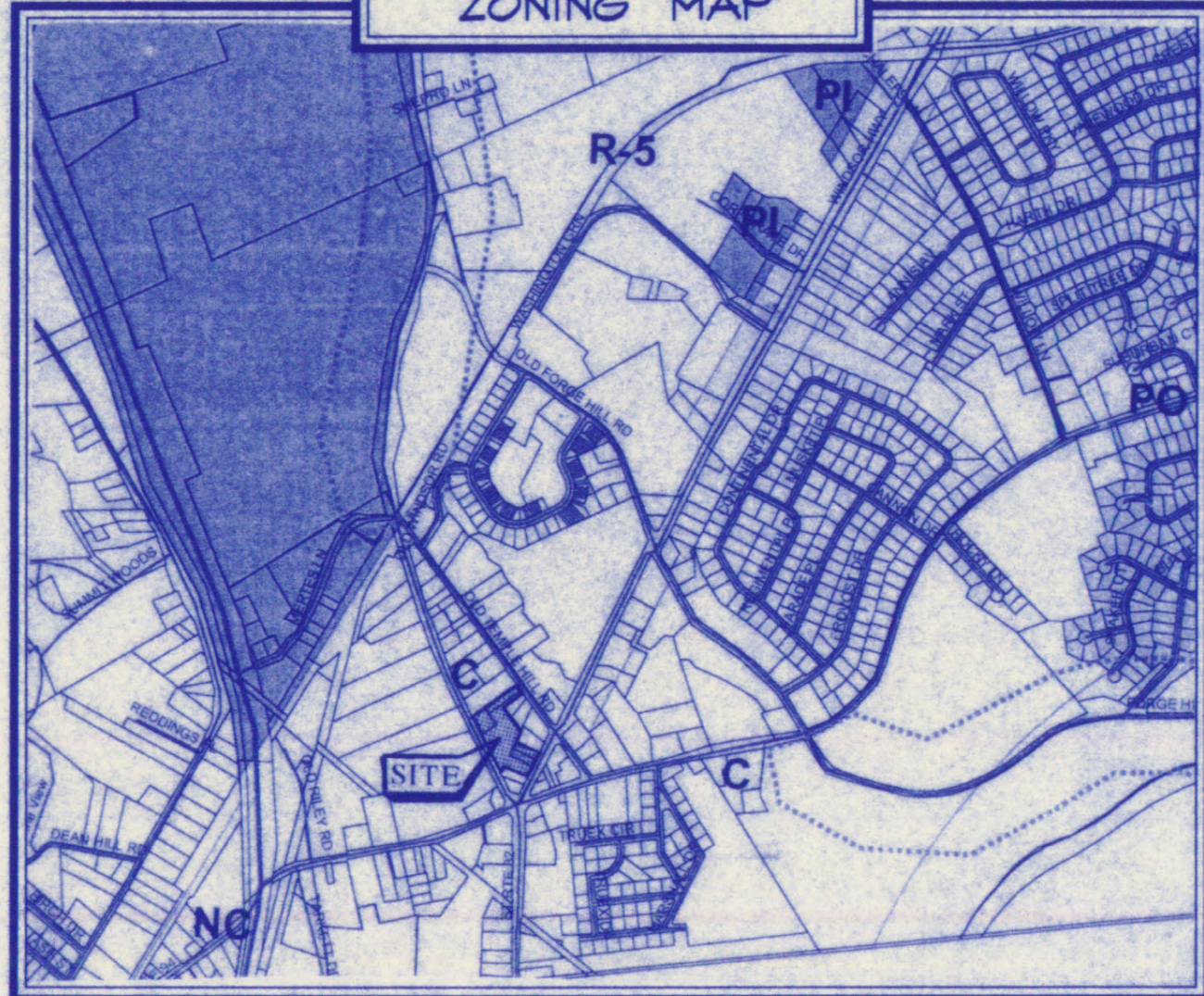


NOTES

1. ZONE: C ZONE - DESIGN SHOPPING
2. TOTAL PARCEL AREA: 3.60+ ACRES
3. TAX MAP DESIGNATION: SECTION 64, BLOCK 2, LOTS 12, 13 & 14
4. RECORD OWNER & APPLICANT: M.C. & B. PARTNERSHIP
C/O JIFFY LUBE
208 MEADOW AVENUE
SCRANTON, PA 18505
5. BOUNDARY, TOPOGRAPHIC AND UTILITY INFORMATION OBTAINED FROM DRAWINGS PREPARED BY WILLIAM B. HILDRETH, L.S., P.E.
6. THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED APPROXIMATE, AND THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS AND ELEVATIONS PRIOR TO EXCAVATION. NEW YORK STATE INDUSTRIAL CODE REQUIRES TWO (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING, OR BLASTING. UNDERGROUND UTILITIES CENTER TELEPHONE NO. 15 1-800-245-2020.

ZONING MAP



LEGEND

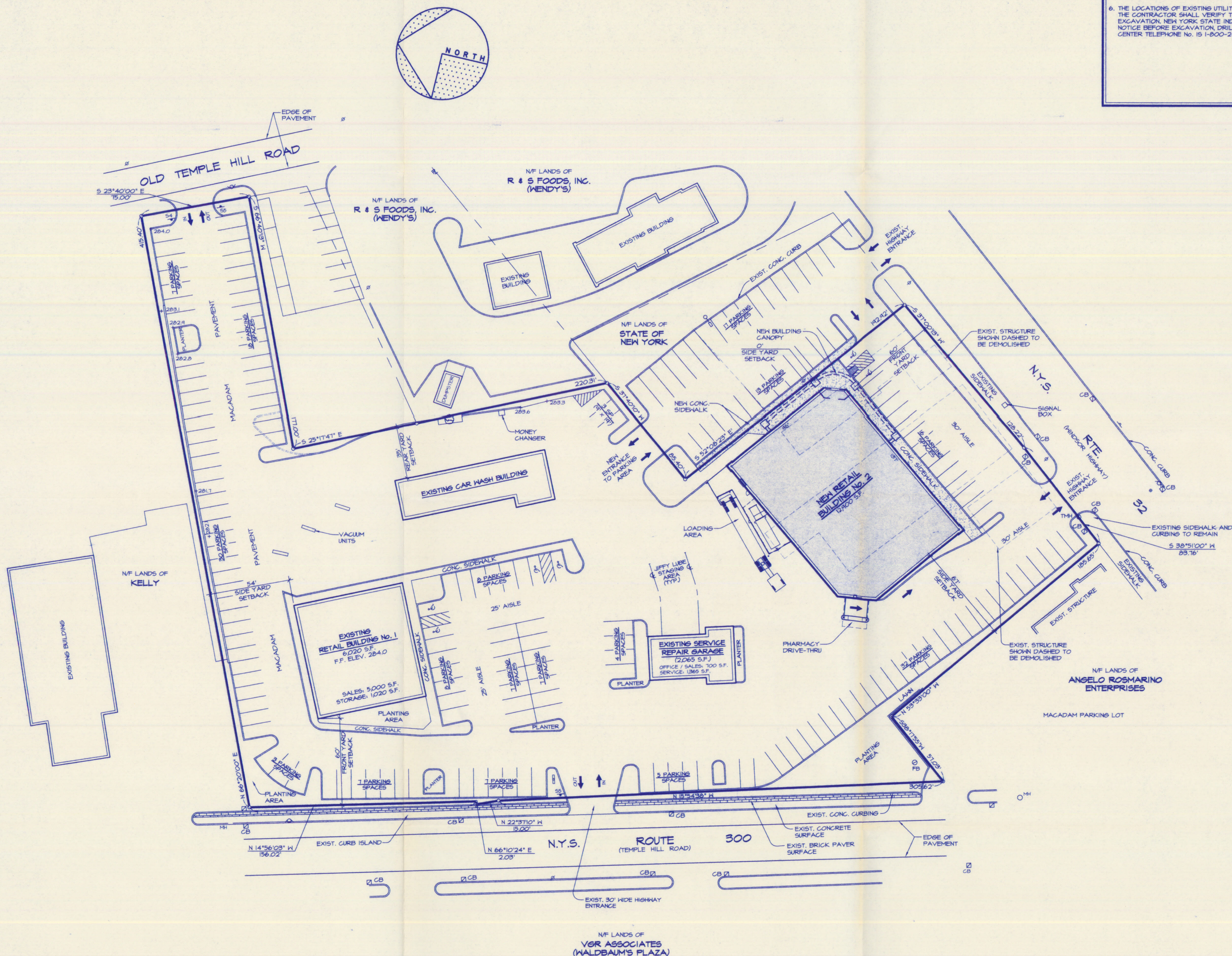
- EXISTING**
- BOUNDARY
 - ADJ. PROPERTY LINE
 - CATCH BASIN
 - FLUSHING BASIN
 - UTILITY POLE
 - SANITARY MANHOLE
 - HYDRANT
 - VALVE
 - SPOT ELEVATION 227.0
 - CHAIN LINK FENCE
 - TELEPHONE MANHOLE
 - LIGHT POLE

ZONING SCHEDULE

ZONE: C - DESIGN SHOPPING		REQUIRED		PROVIDED	
USE: A-1 - RETAIL STORES					
USE: B-3 - SERVICE REPAIR GARAGE					
LOT AREA	40,000 S.F.	156,836 S.F.			
LOT WIDTH	200 FT.	464 FT.			
FRONT YARD DEPTH	60 FT.	60 FT. (EXIST. RETAIL BLDG. No. 1)			
SIDE YARD	30 FT.	0 FT. (NEW RETAIL BLDG. No. 2)			
TOTAL BOTH SIDE YARDS	70 FT.	54 FT. *			
REAR YARD DEPTH	30 FT.	35 FT. (EXIST. CAR WASH BLDG.)			
STREET FRONTAGE	N/A	N/A			
BUILDING HEIGHT (12 FT. OF MIN. DIST. TO NEAREST LOT LINE)					
FLOOR AREA RATIO	0.50	0.15			

* DENOTES A VARIANCE WILL BE REQUIRED FROM THE TOWN OF NEW HAVEN ZONING BOARD OF APPEALS

OFF-STREET PARKING:	
EXISTING RETAIL BUILDING No. 1	
1 SPACE PER 150 S.F. OF FLOOR AREA IN SALES USE	
- (15,000 S.F. / 150 S.F. PER SPACE)	34 SPACES
NEW RETAIL BUILDING No. 2	
1 SPACE PER 150 S.F. OF FLOOR AREA IN SALES USE	
- (12,900 S.F. / 150 S.F. PER SPACE)	86 SPACES
EXISTING SERVICE REPAIR GARAGE	
4 SPACES PER SERVICE BAY, PLUS 1 PER 300 S.F. OF FLOOR AREA OUTSIDE OF SERVICE AREAS	
- 3 SERVICE BAYS	12 SPACES
- OUTSIDE OF SERVICE AREAS (100 S.F. / 300 S.F. PER SPACE)	3 SPACES
EXISTING CAR WASH BUILDING	
- 6 SERVICE BAYS	24 SPACES
- OUTSIDE OF SERVICE BAYS (850 S.F. / 300 S.F. PER SPACE)	2 SPACES
	161 SPACES



Shaw Engineering
Consulting Engineers
744 Broadway
Newburgh N.Y. 12550

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ISSUE	REVISION	DATE

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=30'
Date: 6-15-2005

Drawing: CONCEPT SITE PLAN
Project: NEW RETAIL BUILDING FOR M.C. & B. PARTNERSHIP
HINDSOR HIGHWAY TOWN OF NEW HAVEN, N.Y.

Project No. 0501

RECEIVED
TOWN OF NEW HAVEN
JUN 17 2005
ENGINEER & PLANNING